

MEMORANDUM

Agenda Item No. 11(A)(4)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: October 21, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the Naranja Lakes Community Redevelopment Agency's Fiscal Year 2025-2026 budget for the Naranja Lakes Community Redevelopment Area in the total amount of \$41,861,108.00; and suspending Rule 5.06(a) by a two-thirds vote of Board members present as related to the preparation and enactment of ordinances and resolutions

Resolution No. R-1037-25

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Vice Chairman Kionne L. McGhee.



Geri Bonzon-Keenan
County Attorney

GBK/uw



MEMORANDUM
(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: October 21, 2025

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(4)

Please note any items checked.

- “3-Day Rule” for committees applicable if raised**
- 6 weeks required between first reading and public hearing**
- 4 weeks notification to municipal officials required prior to public hearing**
- Decreases revenues or increases expenditures without balancing budget**
- Budget required**
- Statement of fiscal impact required**
- Statement of social equity required**
- Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- No committee review**
- Applicable legislation requires more than a majority vote (i.e., 2/3’s present , 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) to approve**
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(4)
10-21-25

RESOLUTION NO. _____ R-1037-25

RESOLUTION APPROVING THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY'S FISCAL YEAR 2025-2026 BUDGET FOR THE NARANJA LAKES COMMUNITY REDEVELOPMENT AREA IN THE TOTAL AMOUNT OF \$41,861,108.00; AND SUSPENDING RULE 5.06(A) BY A TWO-THIRDS VOTE OF BOARD MEMBERS PRESENT AS RELATED TO THE PREPARATION AND ENACTMENT OF ORDINANCES AND RESOLUTIONS

WHEREAS, on July 21, 1998, this Board adopted Resolution No. R-847-98, declaring a geographical area in south Miami-Dade County as slum and blight; and

WHEREAS, on October 22, 2002, this Board adopted Ordinance No. 02-216, which created the Naranja Lakes Community Redevelopment Agency ("Agency"); and

WHEREAS, on May 6, 2003, this Board adopted Resolution No. R-418-03, which approved the redevelopment plan ("plan") for the Naranja Lakes Community Redevelopment Area ("Redevelopment Area"), and

WHEREAS, on May 6, 2003, this Board also adopted Ordinance No. 03-106, which created the trust fund for the Agency and the Redevelopment Area; and

WHEREAS, on July 22, 2003, this Board adopted Resolution No. R-855-03, which approved the Interlocal Cooperation Agreement ("interlocal agreement") between the County and the Agency, as amended, and through such interlocal agreement, granted the Agency certain redevelopment powers; and

WHEREAS, section 163.387, Florida Statutes, requires that effective October 1, 2019, moneys in the redevelopment trust fund may be expended for undertakings of a community redevelopment agency as described in the community redevelopment plan only pursuant to an annual budget adopted by the board of commissioners of the community redevelopment agency and only for certain purposes as prescribed by the statute; and

WHEREAS, the interlocal agreement also requires the Agency to transmit its adopted annual budget to this Board for approval prior to the Agency expending any funds; and

WHEREAS, on September 11, 2025, the Agency adopted Resolution No. CRA-12-2025, a copy of which is attached hereto as Attachment “A” and incorporated herein by reference, which approved the Agency’s and Naranja Lakes Redevelopment Area’s Fiscal Year 2025-2026 budget in the total amount of \$41,861,108.00, a copy of which is attached hereto as Attachment “B” and incorporated herein by reference; and

WHEREAS, the Agency and its counsel have determined that all expenditures associated with the attached budget are allowable under the plan, interlocal agreement and the Act; and

WHEREAS, Rule 5.06(a) of the Board’s Rules of Procedure governs legislative approval periods and the preparation of ordinances and resolutions by the county attorney, including in situations where requests for the same or substantially similar ordinance or resolution have been made by multiple commissioners; and

WHEREAS, Rule 5.06(a) provides, in pertinent part, “During the pendency of the 90-day period . . . the county attorney shall not prepare the same or substantially similar ordinance or resolution for another Commissioner until the county attorney receives from the Commissioner who first made the Legislative Request or his or her staff, in writing, one of the following: approval of the requested ordinance or resolution for submittal to the Chairperson of the County

Commission for placement on an appropriate agenda; or withdrawal of all or a portion of the initial Legislative Request”; and

WHEREAS, Rule 7.01(o) of the Board’s Rules of Procedure provides that no rule of procedure adopted by this board shall be suspended except by an affirmative vote of two-thirds of the Board members present; and

WHEREAS, this Board desires to suspend, by a two-thirds vote of Board members present, Rule 5.06(a) of the Board’s Rules of Procedure as related to preparation and enactment of ordinances and resolutions for this item to allow this Board to consider and approve the Agency’s budget; and

WHEREAS, accordingly, this Board desires to approve the Agency’s budget for the Redevelopment Area,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board approves the Naranja Lakes Community Redevelopment Agency’s (“Agency”) Fiscal Year 2025-2026 budget in the total amount of \$41,861,108.00 the for the Naranja Lakes Community Redevelopment Area, in substantially the form attached hereto as Attachment “B” and incorporated herein by reference.

Section 3. This Board by a two-thirds vote of the Board members present suspends Rule 5.06(a) of the Rules of Procedure of the County Commission as related to the preparation and enactment of resolutions solely for this Board’s consideration and approval of the Agency’s budget.

The Prime Sponsor of the foregoing resolution is Vice Chairman Kionne L. McGhee. It was offered by Commissioner **Marleine Bastien**, who moved its adoption. The motion was seconded by Commissioner **Oliver G. Gilbert, III** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	aye
Oliver G. Gilbert, III	aye	Roberto J. Gonzalez	aye
Keon Hardemon	aye	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of October, 2025. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith
Richard Appleton

RESOLUTION NO. CRA-12-2025

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2025-2026 BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2025-2026 BUDGET TO MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2025-2026 BUDGET WITH MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Agreement, as amended, between the Naranja Lakes Community Redevelopment Agency (the "NLCRA") and Miami-Dade County (the "County") requires, among other things, the NLCRA to annually adopt and transmit a budget and annual report to the County for review and approval by the Board of County Commissioners; and

WHEREAS, the NLCRA Fiscal Year 2025-2026 Budget is attached hereto as Exhibit "A;" and

WHEREAS, all the expenses included in the NLCRA Fiscal Year 2025-2026 Budget are in accordance with state law, interlocal agreements including the Interlocal Cooperation Agreement, as amended, and the NLCRA Redevelopment Plan; and

WHEREAS, the Commissioners of the NLCRA desire to approve the NLCRA Fiscal Year 2025-2026 Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY:

Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. Approval and Adoption of Budget. The NLCRA Fiscal Year 2025-2026 Budget attached hereto as Exhibit "A" is hereby approved. All revenues and interest carried forward from the NLCRA Fiscal Year 2024-2025 Budget shall be appropriated as set forth in NLCRA Fiscal Year 2025-2026 Budget and according to established guidelines and in accordance with applicable law.

Section 3. Transmittal of Budget. The Executive Director is hereby authorized to transmit the Fiscal Year 2025-2026 Budget to the County for review and approval thereby.

Section 4. Authority of Executive Director. The Executive Director is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2025-2026 Budget with the County.

Section 5. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 11th day of September, 2025.

Cornelius "Neil" Shiver
Chair

ATTEST:

Board Member

APPROVED AS TO LEGAL SUFFICIENCY

Taylor Duma LLP
NLCRA Attorney

SPONSORED BY: ADMINISTRATION

James E.

Moved by: McDonald

Seconded by: Robert Parson

Vote:

- Chair Cornelius "Neil" Shiver
- Vice Chair James E. MacDonald
- Board Member Stuart H. Archer
- Board Member Reverend Dr. Alphonso Jackson, Sr.
- Board Member Derrick Lordeus
- Board Member Ryan Mosely
- Board Member Danny Olgetree
- Board Member Robert K. Parson
- Board Member Derek Sippio

- (Yes) _____ (No)
- _____ (Yes) _____ (No)

Naranja Lakes Community Redevelopment Agency

FISCAL YEAR 2025-26 PROPOSED BUDGET

	FY 2024-25 ADOPTED BUDGET	FY 2024-25 PROJECTIONS	FY 2025-26 PROPOSED BUDGET
REVENUES			
Carryover	23,946,936	23,978,137	22,971,569
TIF Revenues - Original Area			
UMSA Tax Increment Revenue	1,259,467	1,259,294	1,365,799
County Tax Increment Revenue	3,018,126	3,017,707	3,272,480
TIF Revenues - Expanded Area			
UMSA Tax Increment Revenue	2,760,245	2,644,551	3,812,629
County Tax Increment Revenue	6,611,949	6,334,761	9,135,131
Interest	500,000	938,075	900,000
NON TIF Revenue		131,217	403,500
Revenue Total	38,096,723	38,303,742	41,861,108
EXPENDITURES			
Administrative Expenses			
Audit	18,000	16,500	16,500
Advertising and Notices	24,000		20,000
Postage	8,000		5,000
Office Supplies	2,500		3,000
Printing & Publishing	6,000		
Contractual Services (Executive Director)	120,000	200,000	200,000
Contractual Services (Economic Dev. Coord.)	80,000		
Training /Workshop/Classes	10,000	5,000	5,000
Membership Dues	2,500		2,500
Travel	15,000	3,100	8,000
Information Technology	45,000		7,148
Other Administrative Expenses	5,000		
Direct County Support	100,000	100,000	125,000
Subtotal Administrative Expenses	436,000	324,600	392,148
County Administrative Charge (1.5%)	204,747	204,747	263,791
(A) Subtotal Admin and Admin Charge	640,747	529,347	655,939
Operating Expenses			
F.R.A. Membership and State Fee	2,670		2,670
Outreach & Business Development	20,000		6,500
Building / Grounds Maintenance	100,000	60,460	350,000
Insurance	50,000	29,221	35,000
Legal Services	200,000	181,200	200,000
Procurement Services	30,000	-	50,000
Community Policing and Security	1,600,000	-	1,600,000
Contractual Services (Redevelopment Plan, FON)	600,000	129,872	475,000
Commercial Improvement Grants	500,000	-	
Transportation / Infrastructure / Landscape Enhancement	461,267		1,500,000
Housing Projects (Includes Rebuilding Together)	300,000	250,000	500,000
Land Acquisition	15,200,000	12,630,865	8,000,000
Major Development Project Planning	15,062,768		22,145,000
Site Work / Demolition & Environmental	1,000,000	234,937	200,000
Redevelopment Bond Reserve			2,000,000
Tax Bill			78,000
Miscellaneous			400,217
Debt Payments	379,000	336,000	379,000
Smart Plan Projects Reserve *	950,271	950,271	2,283,783
Reserves	1,000,000		1,000,000
(B) Subtotal Operating Expenses & Reserves	37,455,976	14,802,826	41,205,170
Expenditures Total (A+B)	38,096,723	15,332,173	41,861,108
Revenues Less Expenditures Total	-	22,971,569	(0)



**Naranja Lakes Redevelopment Agency
Fiscal Year 2025-26 Budget**

Cornelius Shiver - Chairman

James E. McDonald - Vice Chairman

Robert K. Parson - Board Member

Rev. Dr. Alphonso Jackson - Board Member

Derrick Lordeus - Board Member

Derek J. Sippio - Board Member

Danny Olgetree - Board Member

Ryan Mosley - Board Member

Stuart H. Archer - Board Member

Krystal Patterson, MPA, FRA-RA – Executive Director, H.E.R.S. Consulting



Date: September 11, 2025

To: Chairman Cornelius Shiver and Members of the Naranja Lakes Board of Commissioners

From: Krystal Patterson, MPA, FRA-RA

Subject: Naranja Lakes Redevelopment Agency Fiscal Year 2025-26 Budget

It is recommended that the Board of Commissioners of the Naranja Lakes Community Redevelopment Agency adopt the proposed fiscal year (FY) 2025-26 budget for the Naranja Lakes Community Redevelopment Area. It is further recommended that the Board authorize the Office of Management and Budget to submit the budget to the Miami-Dade County Board of County Commissioners for its approval.

TAX ROLL

Area	2024 Roll	2025 Roll	Increase	Percent Increase
Original Area	816,229,961	886,124,991	69,895,030	8.57%
Expansion Area	2,053,134,960	2,436,813,436	383,678,476	18.69%
TOTAL	2,869,364,921	3,322,938,427	453,573,506	15.8%

REVENUES

For FY 2025-26 the estimated countywide tax increment payment into the trust fund in the “**Original Area**” is \$3,272,480, and the Unincorporated Municipal Service Area (UMSA) tax increment payment is \$1,365,799. The countywide tax increment payment into the trust fund in the “**Expanded Area**” is \$9,135,131, and the Unincorporated Municipal Service Area (UMSA) tax increment payment is \$3,812,629.

As of August 14, 2025, the Agency projected carryover funds in the amount of \$22,971,569 and is estimated to gain approximately \$900,000 in interest for total projected revenues of \$41,861,108. The total revenue also accounts for NON-TIF projected revenue in the amount of \$403,500 from real property



address 27525 S. Dixie Highway.

EXPENSES

The expenses outlined in the budget narrative below are based on the Agency’s redevelopment activities, including funding for initiatives developed in consultation with H.E.R.S. Consulting. Administrative support projected total is \$367,148 and the administrative reimbursement to the County is \$263,791. The proposed operating expenses for the Agency total \$41,861,108. The Agency’s proposed budget includes a contingency reserve of 1,000,000.

Proposed Budget for Fiscal Year 2025-2026

Administrative Expenses - \$392,148

1. Direct County Support (\$125,000)

This line item covers expenses incurred by the County’s Office of Management and Budget relating to coordinating the day-to-day operations of the CRA, including fiscal management, budgeting, and Board administration.
2. Advertising, Office Supplies, Printing, Postage (\$28,000)

Expenses relating to advertisement seeking proposals for CRA annual initiatives, informing residents and business owners of programs, printing and mail services.
3. Audit (\$16,500)

External audit to determine compliance with Sections 163.387(6) and (7), Florida Statutes, Redevelopment Trust Fund.
4. Contractual Services (\$200,000)

Cost to pay administrative staff to run the day-to-day operation. This includes an Executive Director and support staff.
5. Training, Membership Dues, Travel, Other Administrative Expenses (\$15500)

Travel to conferences and professional development classes and/or workshops with emphasis on economic development and access to investors and developers to market and develop the Naranja Lakes redevelopment area.
6. Information Technology (\$7,148)



Cost to purchase and implement grant management software, enhanced website, maintenance, security, and domain.

County Administrative Charge - \$263,791

1. County Administrative Charge (\$263,791)

The Interlocal Agreement between the CRA and the County requires the CRA to pay the County a 1.5 percent fee of County's tax increment contribution.

Note: Administrative expenditures, excluding the 1.5 percent County Administrative Charge, total \$367,148 and represent less than 20 percent of total expenditures.

Operating Expenses - \$41,205,170

1. Membership and State Fee (\$2,670)

Required State of Florida Special District fee and annual membership dues to the Florida Redevelopment Association

2. Outreach and Business Development (\$6500)

Costs to educate the community about redevelopment programs and Agency offerings. This includes photography, graphic design and media.

3. Buildings/Grounds Maintenance (\$350,000)

This allocation includes lawn, janitorial services as well as utility payments to Florida Power & Light and Miami-Dade County for water and sewer, alarm services, and waste collection services for CRA owned properties to include the Community Center. Costs to cover right-of-way clean ups and Agency owned property maintenance.

4. Contractual Services (\$475,000)

For contracting professional services, technical advisors, and other experts to assist with prioritizing the Agency's economic and redevelopment mission, initiatives, and implementation of the Area's redevelopment plan; including conducting economic development and market analysis for the redevelopment area and proactively engaging with developers seeking Agency funding to ensure proposed project meet Agency's guidelines for potential funding and redevelopment partnership.

5. Legal Services (\$200,000)

The Agency receives legal representation from the law firm Taylor Duma, LLP. The Agency Attorney reviews and/or prepares CRA documents, resolutions, contracts, and represents the



Agency in land acquisitions and meetings with vendors and staff.

6. Procurement Services (\$50,000)

This allocation provides for the services of the County's Strategic Procurement Department to issue solicitation packets on behalf of the Agency.

7. Innovative Community Policing and Security (\$1,600,000)

Expenses to collaborate with the MDPD to bring off duty police details to the redevelopment area. Additionally, to fund programs and initiatives that will reduce slum and blight.

8. Commercial Improvement Grants (\$0)

9. Housing Projects (\$500,000)

Through an agreement, the Agency will partner with *Rebuilding Together* to provide home rehabilitation services to low-income, elderly, veterans and disabled homeowners. In partnership with the Naranja Lakes Community Action Committee, *Rebuilding Together* will identify homes within the CRA boundaries that need rehabilitation. The Agency contribution covers costs associated with project management, purchase and storage of materials, trash disposal, and volunteer support.

10. Major Development Project Planning (\$22,145,000)

Funds would be used to incentivize development or to develop within the redevelopment area as approved by the redevelopment plan and approved by the Board.

11. Land Acquisition (\$8,000,000)

Funds to assemble and purchase land/property within the redevelopment area to encourage development and reduce slum and blight.

12. Insurance (\$35,000)

Insurance payments include property, liability, and special events insurance for the Community Center and other Agency owned properties.

13. Debt Service Payments (\$379,000)

Financing of the Primary Redevelopment Project was possible by two \$5 million Sunshine State loans through Miami-Dade County. The original loans matured in 2016, and the County refinanced the remaining \$4.8 million balance with a 20-year loan.



14. Transportation, Infrastructure and Landscape Enhancement (\$1,500,000)

The Action Plan identified areas where redevelopment through beautification of public spaces can be enhanced to invigorate the area's appeal to attract businesses and developers. Enhanced gateway signs, landscape and lighting are priorities.

15. Site Work/Demolition & Environmental (\$200,000)

Funds used for site plans, demolition and relevant inspections or repairs necessary at sites owned by the Agency.

16. SMART Plan Projects Reserve (\$2,283,783)

The First Amendment to the Interlocal Cooperation Agreement with the County, which the Agency executed in 2018, requires that the Agency annually set aside twenty five percent reserve from the tax increment generated within the expansion area for projects related to the Strategic Miami Area Rapid Transit (SMART) Plan. This funding will be used for SMART Plan Projects within the Area.

17. Redevelopment Bond Reserve (\$2,000,000)

Bonding will allow the NLCRA to leverage tax increment revenues to access immediate capital, enabling the timely completion of high-impact redevelopment projects.

18. Tax Bill (\$78,000)

Budgeted property tax payment for the CRA-owned, revenue-generating property to ensure compliance and continued operations.

19. Miscellaneous (\$400,217)

Funds reserved for miscellaneous CRA-related expenses outside of TIF-specific programs or activities, providing flexibility for general operational needs.

Reserves - \$1,000,000

The CRA will maintain reserves to ensure financial stability, support unforeseen redevelopment needs, and safeguard the Agency's ability to meet long-term obligations.